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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

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October 20, 2005

California Department of Housing
and Community Development
1800 Third St.
P.O. Box 952050
Sacramento, CA 94252-2050

Re: Annual report per Government Code 65400

To Whom It May Concern:

The past year has seen many changes for Napa County. The County received certification for its Housing Element after a multi year effort that resulted in 14 sites designated for higher density construction and the historic agreements with the cities of Napa and American Canyon to assume part of the County's RHNA which continue the countywide goal of focusing growth within the incorporated areas.

In addition, The Napa County Board of Supervisors initiated a complete update of the General Plan. The Napa County General Plan has not been comprehensively updated since 1983. The General Plan Update process is expected to take approximately two years and will address such significant land use issues as: housing, traffic, business, agriculture, open space and conservation as well as safety. When this document is complete, it will shape the County's future for decades to come.

The Napa County Conservation, Development and Planning Department will continue to report annually on the progress of both the General Plan Update and on the implementation efforts for the programs outlined in the Housing Element.

Sincerely,

Hillary Gitelman
Planning Director

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ATTACHMENT D
WFH Annual Progress Report
on Implementation of the Housing Element
General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: Napa County Conservation, Development & Planning Department

Address: 1195 Third Street, Suite 210 Napa, CA 94559

Contact: Hillary Gitelman Title: Planning Director

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Report Period: 10/01/2004 To: 10/01/2005

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued: Napa County continues to financially support affordable housing projects within the incorporated cities, including a contribution of 1.2 million dollars for a 145 unit project in American Canyon in March of this year. During the latest update, Napa County negotiated two historic agreements with the cities of American Canyon and Napa which reallocated more than half of the County's RHNA requirement (for the years 1999-2007) to those two cities. Under these agreements, the County would provide the cities with a higher share of its property taxes, support for proposed annexations, and financial contributions for affordable housing, recreation, and other projects that provide urban services to residents and visitors alike, such as a downtown parking garage in the City of Napa. This significant financial commitment further supports Affordability Policies outlined in the Housing Element which encourage the construction of new affordable housing units within designated urban areas.

2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit. County assistance for the American Canyon project will help construct 145 housing units that includes:

Low income households (earning 51 to 80% median income) – 86 units

Very low income households (31 to 50% median income) – 28 units *total VL?*

Extremely low income households (30% or below) – 29 units (including 14 for farmworker families)

Phase 2 of the project will include a for-sale component for first time homebuyers.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate) In addition to the financial contribution for the units in American Canyon, the County has issued permits for 12 second units and 67 above moderate units from October 1, 2004 to October 1, 2005.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program
 - Rehabilitation: The Building Department has adopted the 2004 State Electrical Code.
 - Affordability: The County contributed 1.2 million dollars to a 145 unit affordable housing project in American Canyon. In addition, the County updated the affordable housing mitigation fees assessed for all new construction based on the 2004 Consumer Price Index. In October 2004, the Board of Supervisors adopted an ordinance adding Chapter 18.82 to the County Code establishing an Affordable Housing Combination District; added a new Chapter (18.107) related to the residential density bonuses and incentives; amended Chapter 8.02 to conform it to the Growth Management System Element; amended Chapters 18.08, 18.16, 18.20, 18.36, 18.44, 18.60 and 18.104 to comply with new state law regarding farmworker housing; added a new section (18.104.295) to bring those chapters into conformity with the updated Housing Element; and adopted an ordinance that rezones fourteen parcels identified in the Housing Element that combines the Affordable Housing Combination District with the principal zoning district of those parcels.
 - Special Needs: a) Farmworker Housing – In addition to the 4 public camps and the permanent family units (14, as mentioned above); the County made a commitment in its Housing Element to conduct a comprehensive study of farm worker housing needs throughout the County. On September 28, 2005, a selection panel including affordable housing advocates interviewed three firms that responded to a Request for Proposals and chose California Institute of Rural Studies to conduct this study. It is expected to take most of 2006, including the harvest season late next year, to complete. b) Homeless Population – the County is currently in the process of developing a new 59-bed shelter, expected to open in Spring 2006. c) Fair Housing – the County contributes – via the Napa Valley Housing Authority – to the local non-profit entity Fair Housing Napa Valley (FHNV); furthermore, it is currently reviewing a proposal to provide additional funding directly to that organization for the extensive work it does in the unincorporated area of Napa County. The mission of FHNV is to investigate and mediate housing discrimination complaints, with a secondary focus on education and counseling. They mediate disputes between landlords and tenants, and administer local mobile home park ordinances.
 - Housing Development: County staff have attended numerous meetings with potential developers on parcels included in the Housing Element for higher density affordable housing. The County has also requested “Will Serve” letters for water and sewer service to three of the 14 parcels within the Affordable Housing Combination District zoning designation to facilitate development on those sites. To compliment that effort the County has also met with LAFCO to discuss possible annexation of these sites into their Sphere of Influence and Service District in cooperation with a local affordable housing provider.
 - Government Constraints: Napa County has been very successful at removing governmental constraints as identified in the Housing Element. In the past year the

County has adopted the Affordable Housing Combination District (AHCD) which allows development, in some cases, up to 12 units per acre “by right” without the requirement of a use permit or any kind of discretionary act. To expand opportunities for affordable housing, the County amended the Growth Management Element of the General Plan to increase the number of building permits for affordable housing from 80 to 120% of median income while also allowing a three year accumulation of this category of permits.

- Energy and Water Conservation: In the past year, the Planning Department has seen an increase in applications for solar panel installation. In fact, Department staff attended a seminar at a local winery on the use of solar energy. The Planning Department amended the zoning code to allow the installation of solar panels as a ministerial act even on parcels with slopes in excess of 30%.

2. Assess effectiveness of actions and outcomes The County has successfully implemented many of the programs outlined in the Housing Element. The County is not in the development business and must rely on the private sector to provide a reasonable plan, but has removed as many constraints as possible to encourage higher density affordable housing opportunities in the unincorporated area where traditional development options would allow a single residence per legal lot. The AHCD permits the owners of the 14 parcels identified in the Housing Element to develop their parcels, up to 12 units per acre, with little more than a building permit. The County has worked diligently with utility service providers to provide sewer and water to the affected parcels as a last constraint to development. As an agricultural community, growth is focused in the urban areas where the County has contributed significant financial support for housing and community services. Through the Housing Agreements with the cities of Napa and American Canyon, the County will work cooperatively to locate additional lands suitable for affordable housing development. The County has started a complete update of its General Plan which, over the next three years, will identify additional lands that provide a variety of development opportunities.

C. Progress toward mitigating governmental constraints identified in the housing element.
Governmental constraints are covered in sections 1 and 2 above.